



Campo/Lake Morena

Town Center Planning

**Cameron
Corners**

Table of Contents



Introduction Page	1
Workshop I	2
Workshop II	4
Workshop III	6
Workshop IV	11
Workshop V	18
Workshop VI	20
Attachment I, Subcommittee Members	24
Attachment II, Meeting Minutes	25

The purpose of this booklet is to document the participation and input given by the community to plan a rural “town center” for Cameron Corners, within the Campo/Lake Morena planning area. It will further serve to document the votes the subcommittee cast in the process and contain the meeting minutes.

This planning effort is being accomplished as a part of the General Plan update process at the request of the community. One goal of the comprehensive update to the General Plan is to place land use designations at Cameron Corners that will facilitate the type of “town center” appropriate for the area. The following pages chronicle the processes, input, and outcomes of the workshops that the local residents, subcommittee and County Staff participated in to achieve their goal.

Historically, the center of the planning area was the country town known as Campo. Along with the original stone store and the Army base known as Camp Lockett. Camp Lockett is historically significant, as it was used by the Buffalo Soldiers and as an interment camp during WWII. Campo contains primarily civic uses. Currently, the County is proposing to transfer land used by the military installation to the State for a future Historic State park.

Lake Morena Village began as vacation homes, where residents came to enjoy the cool temperatures of the higher elevations during the summer months. With housing prices on the rise, these vacation homes evolved into permanent residences. Due to the limited water supply in the area, more than one lot is often required to obtain the necessary perk and accommodate septic uses. Thus, development potential in this area is very limited.



Cameron Corners was named for the Cameron family who were early settlers in the area. What is currently Highway 94 was at one time the main road to the desert. Commencement of the Railroad and the construction of Old Highway 80 created a need to develop what is now Buckman Springs Road for through traffic. The result was a natural development of commercial uses, located at the intersection of the two roads. Originally, most of the commercial development was centered around Dewey Place as well as across the highway from the current strip commercial along Highway 94. Since that time, it has expanded slightly to include uses on the east and west sides of Buckman Springs Road.



The development of a commercial center at Cameron Corners will bring a focal point to the community as well as help maintain community character and preserve natural resources found within the planning area. This planning process is the first step in that development.

Workshop I Results

Workshop I was held May 13th, 2004 and marked the beginning of the detailed town center planning process for the Lake Morena/Campo Planning Area. The purpose of this initial workshop was “visioning”; to get an idea of the type of place community members envisioned their town center could become. The participants were broken into groups of five to six members for three exercises, were asked to keep an open mind, and ensured that there would be no firm decisions made at this time.

The workshop consisted of three visioning exercises. The first required group members to make a list of what they like and dislike about their community at the present time. Examples given were anything from natural features to architectural styles or social attributes. A speaker from each group presented the groups’ ideas. County staff wrote these items on a flip chart for all participants to see.

The second exercise had group members brainstorm what they disliked about other communities. For this exercise the members were provided a variety of pictures cut from magazine pages. The pictures were then used to create a collage to communicate their dislikes. A representative from each group presented the collage.

Finally, the groups were asked to define their community “if it were perfect” in their vision. The groups listed amenities such as maintaining the native and natural atmosphere, having trails that would connect to the village and other areas of the community (ties to museums and agriculture), and maintaining many of their existing amenities such as Camp Lockett, horse trails and modest house structures that had a “friendly” feel to them. Participants were asked to create a collage as they did in the second exercise, using pictures that represented how they would like to see their community in the future.

The following pages contain the feedback obtained from each group, for each of the exercises.

EXERCISE I

What do you like about your community?

- Rural
- Dark skies
- Quiet
- No street lights
- No big stores or chain restaurants
- “Mom & Pop” stores & restaurants
- Open space, pastures, meadows
- Friendly neighbors
- Clustered business
- Civic Amenities located together (CDC, ambulance, church)
- Cameron Corners is a social gathering place (leads to spontaneous meetings & conversation)
- Small, local businesses
- History of area (Campo, Cameron Corners, Camp Lockett)
- Railroad museums
- Good intersection use and place to stop
- Church
- Everything the community needs in one place
- Not enough space for more commercial uses (of the desired type)
- Accessible
- Bulletin board with local information
- Library
- View (cattle, trees, meadows—Not homes)
- Scale of stores relative to community
- Only basic services—no additional services
- Flexible, seasonal store hours



EXERCISE I (continued)**What don't you like about your community now?**

- Isolated From Essential Services
- Long Commutes
- Minimal Amount Of Stores
- Lack Of School Funding
- Lack Of Recreational Amenities
- Service Hours Of Operation
- No Public Restrooms
- Drainage Issue At The Highway & Parking Lot
- Businesses Insufficient To Fulfill Local Needs
- Replacement Of Oaks
- High Store Prices
- No Convenience Stores
- Lack Of Medical Services
- Unkempt Buildings
- Lack Of Unique, Rural Community Design Standards
- Lack Of Affordable Homes—Rental and Purchase
- Lack Of Employment For Youth
- Poor Interchange At Buckman Springs Road & Highway 94
- Congestion On Main Road
- Weekend Traffic
- Inadequate Parking To Support Weekend Traffic
- Store Gets Too Hot
- Dangerous Bus Stop Location
- No Provisions For Alternate Transportation (Pedestrians, Bicyclists, Horses)
- Lack Of Butcher Shop & Related Facilities To Support Cattle Ranching
- Truck Traffic
- No Comprehensive Plan For Commercial Development
- Commercial Trucking
- “Bank”/ Slope Leading Down To Video Store
- Blinding Lights
- Lack of informative kiosk/ information area
- No mailbox

**EXERCISE II****What don't you like about other communities?****GROUP 1**

- Too much development
- Suburbs
- 4-lane highways

GROUP 2

- “Big box” stores
- Golf course
- Lights
- Too many people
- Major highways
- Stop lights
- High rise-out of scale buildings

GROUP 3

- High density
- Apartments
- “Plastic” people
- Neighbors fighting neighbors
- Bright lights
- Stoplights
- Trucks
- Open-pit sand mining

GROUP 4

- Development
- Lights
- Starbucks
- Crowds
- Vons/ Walmarts

- Adult stores
- “Venice of the Mountains” (tourist town)

GROUP 5

- Inappropriate architecture
- Clusters of housing that don't represent community
- Traffic congestion
- Proliferation of signs/ billboards
- Big industry
- CALTRANS corner
- Major watercourse alterations and/ or dams
- Fires
- Trucks



Workshop II Results

On July 8, 2004 County staff returned to the subgroup with the results from Workshop I, provided in the form of a handout. Staff also created a presentation on basic town center planning principles, introducing the concept of scale. The purpose of Workshop II was to determine, through a vote of the group, the scale the community preferred for their town center.

Following the presentation, participants viewed four “story-boards”, containing types of places at different scales. Options offered included the existing hamlet (what exists as Cameron Corners today), an “enhanced” hamlet, a small village and a large village. Each scale option provided a variety of amenities and housing requirements that would typically be associated with the type and scale of place represented.

After viewing the presentation and story-boards, the participants were then broken into groups and given some time to discuss what they had viewed. Staff directed each group to take approximately 20 minutes to determine the scale they preferred, and to offer reasons for their choice. Once the discussion was finished, with each group representative having an opportunity to voice the group’s decision, staff called for a vote.



Summary

The group chose the **Enhanced Hamlet** option with 14 votes cast. The second option chosen was the existing Hamlet with nine votes cast, followed by two votes for the Small Village and one vote for the Large Village. There was one abstention in the group that stated he “leaned toward the Enhanced Hamlet.”

Group Participation

GROUP I

Option B (Enhanced Hamlet) and Option C (Small Village)

- Sewer and septic issues (1/3 lot leach lines)
- Population concerns – no fire hydrants in the area
- Attractive – cannot have commercial businesses far apart, no duplicate parking spots – “walkable”

GROUP II

Option A (Existing Hamlet) – *Keep as is, no change*

- Enhanced hamlet is here as it is
- Existing parcels support “doubling” the population
- No infrastructure – against County principles
- We live here for a reason
- Affordable housing, not our responsibility
- Existing hamlet contains most of the services people want
- Rural Commercial – foot traffic and businesses
- Camp Locket Park, historical State Park



Group Participation (continued)

GROUP III

Option C (Small Village) – At Most

- Want Cameron Corners to look better
- What about acres of existing commercial?
- Drivers – most don't walk

GROUP IV

Option B (Enhanced Hamlet)

- It's Going To Change, We Must Plan To Have Some
- Control Over Our Future
- Enhanced Hamlet Should Be Along Hwy 94
- Old Stone School
- State Park – Two Main Entrances
- Shrine In The Middle Of Campo Hills
- Historical 28th Regiment
- Land From County To State
- Always Planned To Leave As Open Space

GROUP V

Option B (Enhanced Hamlet)

- 60+ Years Of Growth Already Accommodated
- Campo Hills 220 Homes
- Star Ranch
- Buckman Springs Road Homes
- Locals And State Highway Will Support
- At One Time Had Store And Coffee Shop At Campo

GROUP VI



Option B (Enhanced Hamlet) To An Option C (Small Village)

- Preferred Amenities
- Businesses Spread Along Highway






Existing Town Boundary




ENHANCED HAMLET

Characteristics	Basic Services
 <ul style="list-style-type: none"> Limited Seasonal / Weekend Traffic Small Parking Lot in Front of Buildings No Curb / Gutter No Streetlights Low Pedestrian Traffic Limited Adult / Youth Employment Opportunities 	 <ul style="list-style-type: none"> Convenience Market Service Station Professional Offices (1-3) Small Beauty / Barber Shop Outlet Miscellaneous Services (1-2)
	<h3>Residential / Population</h3> <p>Up to 50 Homes Within 800 Ft. Radius</p> <ul style="list-style-type: none"> – Single Family Homes – Live / Work Units

SMALL VILLAGE

Characteristics	Basic Services
 <ul style="list-style-type: none"> Village Green Some Seasonal / Weekend Traffic Small Parking Lot in Front of Buildings No Curb / Gutter No Streetlights Low Pedestrian Traffic Limited Adult / Youth Employment Opportunities 	 <ul style="list-style-type: none"> Convenience Market Service Station Professional Offices (1-3) Small Beauty / Barber Shop Outlet Miscellaneous Services (1-2)
	<h3>Residential / Population</h3> <p>Up to 100 Homes Within 1,000 Ft. Radius</p> <ul style="list-style-type: none"> – Single Family Homes – Live / Work Units

LARGE VILLAGE

Characteristics	Basic Services
 <ul style="list-style-type: none"> Village Green / Square Curb / Gutter and Sidewalks Streetlights Seasonal / Weekend Traffic High / Youth Employment Opportunities 	 <ul style="list-style-type: none"> Convenience Store Service Station (Quick Stop) Professional Offices (1-3) Small Beauty / Barber Shop Outlet Miscellaneous Services (1-2)
	<h3>Residential / Population</h3> <p>Up to 200 Homes Within 1,500 Ft. Radius</p> <ul style="list-style-type: none"> – Single Family Homes – Live / Work Units



Workshop III Results

County staff returned to the subgroup on September 9, 2004 to discuss location and components desired in a “town center”. As part of the overall presentation, the results from the first two workshops were provided in draft form as a booklet and presented during the first portion of the PowerPoint presentation. The reason for providing the recap was to bring new participants up to speed and to utilize some of the past work in the two activities planned for the evening. Following are the results and notes from the workshop.

The PowerPoint presentation contained two remaining parts, which were the focus of the workshop. The first part discussed location by addressing opportunities and constraints within each of the three existing country towns, then asked the participants to compare the findings. Staff provided a definition of opportunities and constraints, then some examples of physical, “amenity”, and social types. After breaking into three groups, the participants were tasked to review maps, the previous workshop notes and their own knowledge of the existing country towns to create a list of opportunities and constraints for each area. At the end of the exercise, a group representative presented the findings and comparisons.

The last portion of the workshop focused on desired components of your “town center”. The goal was to determine in more detail the types of components, services or amenities the community would like to see in their commercial core. Participants were asked to review the materials from the first two workshops as they determined the types of basic services, residential and civic components they would like to see in their “town center”. A representative was tasked to present two examples of commercial, residential and civic components from their group’s list.

After the presentation, the subcommittee and staff worked together to determine the next meeting date and proposed the focus of the next workshop as land use concepts. This will be a culmination of all the workshops, to begin placing land use designations on the map and refine the special study area for GP2020.

Summary Of Findings

- Generally, Cameron Corners Appeared To Have Greater Opportunities And Was Less Constrained For A “Town Center” Planning Effort
- The Preferred Residential Land Use Ranges From 1/2 Acre-Lot Single-Family Homes To “Rural” Single-Family Homes (Ranchettes)
- The Preferred / Most Desired New Civic Feature Was A Visitor Kiosk With Public Restrooms
- The Preferred Commercial Uses Included A Grocery Store And A Gas Station Consistent With The Community Character



Opportunities and Constraints Exercise

GROUP I

After reviewing the three country towns, Group I unanimously decided to focus their efforts on Cameron Corners. The opportunities and constraints they listed include:

Lake Morena Village	Campo	Cameron Corners
Opportunities	Opportunities	Opportunities
(None Listed)	(None Listed)	Existing Civic Center - Library Historical Hub And Gathering Place Feasibility - Public Works Intersection Multiple Ownerships Central Location, Naturally Occurring Existing Zoning
Constraints	Constraints	Constraints
Lack Of Water	Camp Lockett State Park	(None Listed)
Feasibility Problems With Any Kind Of Public Works	Natural Environmental Concerns With Regard To Floodplain, Trails	
Land Ownership	Juvenile Facility, Rancho Del Campo	
Development Existing To Capacity		



Group Position Presented:

The group decided that Cameron Corners was the best location for a future “town center” and efforts for planning should be focused there. The reasons include:

Preserving the heritage and historic significance of generations of people, such as the McCains and the Leach’s. Tom Dyke (group representative) added that he has possession of Cameron documents that date from the 1800’s.

Another important issue was the sewage facility, and how incoming groups would handle this, such as St. Vincent de Paul. Camp Lockett at Campo is becoming a State Park. A significant amount of private land adjacent to the Camp Lockett area is owned by one person (John Ray). The group felt that water is “plentiful” in Cameron Corners. In the area indicated on their working map in red, there exist three wells (owned by Tom Dyke). The area contains room to expand. Another important attribute to the group was that in the past you “could get your car worked on” in Campo/Lake Morena; they would like to see this service return.

Opportunities and Constraints Exercise

GROUP II

Group two listed opportunities and constraints for each of the three areas.
Those include:

Lake Morena Village	Campo	Cameron Corners
Opportunities	Opportunities	Opportunities
Open Space For Expansion	Close To Campo Hills And Camp Lockett	Access To Hwy 94
	Existing Civic And Commerce Jobs Apartments Within Walking Distance Sewer & Water System Floodplain Provides Opportunity For Recreation No Standards	Next To Open Space For Trails & Rec Crossroads Opportunities For Expansion No Standards
Constraints	Constraints	Constraints
Serious Water Problems	Not Much Opportunity For Expansion	Trucks And Heavy Traffic On Hwy 94 And Buckman Springs, No Other Access
No Sewer	Border Patrol Major Presence	Stormwater Is Antiquated
Distant From Traffic Patterns - Buckman Springs, Hwy 94	Detention Facility	Contamination From Diesel
Narrow Roads	Dead-End Roads	Paint Pollution Could Contaminate The Wetlands
Lake Is City (of San Diego) Ownership, But County Jurisdiction	Floodplain Barrier For Expansion	Potential Widening Of Hwy 94 (Clarify)
Inadequate Road Network, Dead Ends, Circuitous		Housing Opportunities In The Land Around The Enhanced Hamlet Opportunities For Commercial Expansion



Group Position Presented:

Group II reviewed the opportunities and constraints for all three of the existing country towns and agreed that Cameron Corners was the “town center” to focus planning efforts. Cameron Corners seemed the natural choice because of its central location, access to the highway and opportunities for housing and recreation. Also, there seemed to be greater opportunities to expand commercial uses in the future.



Opportunities and Constraints Exercise

GROUP III

Group III created a matrix to compare the opportunities and constraints for each of the existing country towns. Following are their results:

Lake Morena Village	Campo	Cameron Corners
Opportunities	Opportunities	Opportunities
Infrastructure / Financing Available	Commercial, Residential, Floodplain - 45 Existing Customers	Water - How Much Exists
Sewer - Can Take Care Of People Now	Yes, Within District	Septic
Fire Service - Volunteer, Not Full Time	Fire Service - Volunteer, Not Full Time	Fire Service - Volunteer, Not Full Time (CDF)
Existing Centralized Commercial Zone - Small	Border Patrol Moving To La Posta	Rancho Del Campo May Be Solution
1500 People - Over 50%	Within The Water District—Possible To Expand?	2 Major Roads
Expand South Of Current	Commercial Center	Small, has more space and opportunity
Local Campsite/Park & Lake	Baseball	Wetlands - Keep
Lake Morena To County	Library, Railroad Station, Medical Center, Post Office	
Constraints	Constraints	Constraints
Has Water Concerns - Limited Water	Limited Expansion	Water - How Much Exists
Sewer - Need To Make Available For More Residences	Camp Lockett Park	2 Major Roads - Truck Traffic
Extensive Public Ownership	Limited Opportunities For Population Expansion	No Park
County Proposed Designations Of 1/10		
Fire Service		
Surrounded On 3 Sides By State Forest (CNF)		

Group Position Presented:

Group III presented its results as a comparison. When presenting their work they listed the opportunities and constraints for each area by a category. The categories used included water, sewer (infrastructure), fire service roads and commercial. In their comparison, the group determined that Campo had a great deal of existing civic uses, while Lake Morena Village had the best example of a traditional village with centralized commercial surrounded by higher density residential. The participants felt that more than half of the planning area population lived in Lake Morena Village. The group also concluded that Cameron Corners had more space, and therefore more opportunity for expansion, where Campo provided the least amount of opportunity to grow.



COMPONENTS EXERCISE

GROUP I

Residential:

- Rural Single Family Homes

Civic:

- Recreation Center For Children
- Park

Commercial:

- Grocery Store With Community Flavor
- Gas Station With Community Flavor

GROUP II

Residential:

- Residential Above Or Behind Retail
- 1/2 Acre Lots (*Not All Participants Agreed On This Point*)
- Senior Housing

Civic:

- Public Restroom / Visitors Kiosk
- Post Office

Commercial:

- Grocery Store
- Gas Station

GROUP III

Residential:

- Only Single Story / Family
- No Subdivision

Civic:

- Public Restroom / Visitors Kiosk
- Post Office

Commercial:

- Gas Station
- No Franchises



Complete List Of Desired Components:

- Grocery Store
- Gas Station
- Pharmacy
- Dry Cleaners
- Banking
- Rec Center
- Park
- Single Family Residential
- Duplexes
- Affordable Single Family Homes

Complete List Of Desired Components:

- Grocery Store
- Gas Station
- Pharmacy
- Dry Cleaners
- Banking
- Recreation Center
- Park
- Single Family Residential
- Duplexes
- Affordable Single Family Homes

Complete List Of Desired Components:

- More Of A Grocery Store
- Gas Station, Improved With Lower Prices
- Bank
- No Franchises
- Single Family Residential
- Only Single Family Residences
- No Subdivisions
- Owner 2nd Story (Above Retail)
- Kiosk With Public Bathroom



Workshop IV Results

Workshop IV was held November 4th, 2004, focusing on planning principles for the town center and offered three different land use concepts. The purpose of the workshop was to turn written ideas previously obtained from the subcommittee participants into proposed land use plans, and to begin to refine the plans to one concept.

The group reviewed the planning principles designed for the Cameron Corners area. These principles were broken into four groups: General/Civic, Commercial, Housing and Circulation. The intention of planning principles is to have guidance for placing land use designations on the map. Once discussed, the group made some additions to the General/Civic principles.

Next, the three land use concepts were presented. Each concept offered a different amount of commercial and rural village housing acreage. The first concept was almost identical to the proposed general plan map (July 2004 Residential Baseline map). It offered approximately 40 acres of commercial land and 22 acres of rural village housing land. Concept two utilized Buckman Springs Road as "main-street", placing commercial designations on both sides of the road. This concept offered approximately 30 acres of commercial land and 20 acres of rural village housing area. The third concept placed commercial land primarily on the west side of Buckman Springs Road and created a new main street through it. This concept offered the smallest footprint for a town center, with approximately 25 - 28 acres of commercial land and 18 acres of rural village residential land.

Once the concepts were presented, the participants broke into 2 groups to discuss each one. The participants were given a list of questions to use to compare each of the three concepts, determining which was the "preferred concept". Both groups determined that concept 3 was preferred, and so focused their efforts on that concept.

Following is the feedback listed from each group.

Summary

Both groups chose concept 3 as the preferred concept. As the maps and concepts were being reviewed, some of the comments made modified the map slightly. These modifications included:

- Lowering Rural Village Residential Densities In The Village Area
- Fewer Roads Crossing Buckman Springs Road
- Preferred Commercial Scale — Approx. 27 Acres
- Preferred Main Street Concept Which Is NOT Located On Buckman Springs Road
- Offers The Most Commercial Frontage On Hwy 94



Planning Principles

GENERAL / CIVIC

- Town Centers Should Be Located Where The Topography Is Reasonably Level.
- Floodplains And Areas With Sensitive Natural Resources Should Be Used As Open Space Corridors For Trails Or Recreational Activities Within/Around Town Centers.
- Town Centers Should Ideally Function As The Center Of Community Activity, And Include Areas That Can Be Used For Public Or Civic Events.

Principles added by participants (*under General/Civic*):

- Noted Concern By Community Residents: Prefer Not To Have Any Recreational Activities On Wetlands Or Sensitive Habitats. Footbridge Discussed As One Favorable Option For Connectivity Between Important Destinations (E.G.: Commercial Uses And Civic Uses).
- Rural Commercial Centers Should Be Compact Enough To Promote Walkability, Reducing The Need For Re-Parking.
- Rural Commercial Centers Should Be Developed Where Key Infrastructure Is / Can Be Available.

CIRCULATION

- Ideally, A Town Center Will Develop Around A Main Street That Is Not A Major Thoroughfare, But Will Have Access To Major Roadways.
- "Transit Nodes" (I.E.: Rural Bus Service/Park And Ride) Should Be Located Within Or Adjacent To Town Centers To Provide "Multi-Modal" Opportunities For Transportation.
- Villages Should Have Well Developed Circulation Systems, Providing Alternate Routes For Local Trips.

COMMERCIAL AND/OR INDUSTRIAL

- Town Centers Should Include Basic Commercial Services For Local Residents And The Traveling Public.

HOUSING

- Ideally, Rural Village Housing Should Be Developed Adjacent To The Commercial Core, To Promote Walkability And Reduce Vehicle Trips Within And Outside The Area.

CONCEPT 1

- 40 Acres Commercial
- 22 Acres Rural Village
- Residential



CONCEPT 2

- 30 Acres Commercial
- 20 Acres Rural Village
- Residential



CONCEPT 3

- 25-28 Acres Commercial
- 18 Acres Rural Village



Workshop Results — Evaluation of Concepts

GENERAL / CIVIC

Each table decided that option 3 was preferred, and answered the questions based primarily on option 3.		
Evaluation Questions	Table 1	Table 2
Which concept avoids site constraints (wetlands, sensitive habitats, steep slopes) most effectively?	Wetlands as open space only Build footbridge to accommodate trails linkage Maintain site lines / view shed Transition to reservation better Must have some desnity to support	All avoid natural constraints
Which concept includes areas that could serve as community focal points or gathering places (farmer's market)?	Desire common main or eating place (see map) Break in one side of street for gathering place Site corridor to wetlands Kiosk at main street center Gas station on hwy 94 (south)	Concept 3
Which concept offers the best opportunity for future uses identified at previous workshops (grocery, gas & service station, visitor Kiosk, public restrooms)?	Shift of heavy commercial/industrial to east off hwy 94 - free other Buckman/junction for commercial & landscape	Concept 3
Which concept best reflects the character of the community?	Concept 3	Concept 3

Workshop Results — Evaluation of Concepts

COMMERCIAL

Each table decided that option 3 was preferred, and answered the questions based primarily on option 3.		
Evaluation Questions	Table 1	Table 2
Which concept provides the best access to the commercial core and surrounding residential? Is land available for shared parking?	Concept 3	Concept 3 - not a walking community
Which concept provides opportunities for businesses to expand while reducing conflicts with constraints, (future road improvements, Tribal Lands, wetlands)?	Buckman Springs allow more expansion opportunities, but is not otherwise desirable	Concept 3 - should be concentrated as much as possible, off main roads
Which concept provides the opportunity to concentrate future retail uses on a "main street", or around a public space?	(Concept 3) Fractured on other choices	Concept 3

Workshop Results — Evaluation of Concepts

HOUSING

Each table decided that option 3 was preferred, and answered the questions based primarily on option 3.		
Evaluation Questions	Table 1	Table 2
Which concept contains the most appropriate range of housing, providing for seniors, first-time homeowners, and younger family members leaving home for the first time?	Nothing to base discussion of "density" on -	No infrastructure for this social issue
Are commercial and civic uses (schools, libraries, shopping) located within walking or biking distance from residential areas within the town center?	Preferred concepts in 3, 2, 1 order	Yes
Which concept contains the best option for open space amenities (parks or trails) near housing?	Preferred concepts in 3, 2, 1 order	All are equal
In which concepts is the town center edge most compatible with the character of surrounding land uses?	(add elementary school to map for reference) Can move between schools without crossing hwys	All are equal

Workshop Results — Evaluation of Concepts

CIRCULATION

Each table decided that option 3 was preferred, and answered the questions based primarily on option 3.

Evaluation Questions	Table 1	Table 2
Which expanded road network makes the best use of existing roads?	Concept 3	Concept 3 - too many roads crossing Buckman Springs
Which road network offers alternative routes of travel that disperse traffic within the town center area?	Concept 3	Concepts 2 and 3 - more roads through rural commercial
Which concept offers the best connectivity to existing commercial/residential uses?	Preferred concepts in 3, 2, 1 order	All 3 concepts - honor parcel lines

Workshop V Results

Workshop V was held December 2nd, 2004. The purpose of this workshop was to obtain votes on a general land use plan for the area designated on the map as “further refinement”. Staff returned with a review of the updated planning principles and two different land use concepts, Concept 3A and 3B, both derived from “Concept 3” which was presented and preferred at the previous workshop. This workshop had a quorum of 25 members of the subcommittee present.

The participants reviewed the two concepts, which were based on the following discussion points as well as the planning principles from the previous workshop:

- Lowering Rural Village Residential Densities
- Fewer Roads Crossing Buckman Springs
- Preferred Commercial Scale (25-28 Ac)
- Preferred Main Street Concept Not Located On Buckman Springs Road

Both concepts generally provided added protection to areas that were within wetlands and tier 1 habitat by lowering densities to 1-du/40 acres. They also offered two different residential density ranges. For concept 3A the residential densities ranged from 2-du/ac (1/2 acre lots) to 1-du/4 acres. Concept 3B utilized densities that ranged from 1-du/acre to 1-du/4 acres.



Summary

The group reviewed and discussed the concepts at length and made three motions. The first motion was to place a residential designation and density of 1-du/4 acres over the village area that was shown as residential. This motion did not pass as no majority was obtained (12-yes, 10-no, 3- no vote). The second motion was to place all lands surrounding the commercial core that were affected by wetlands and tier 1 habitat into a 1-du/40 acre designation, which also failed to pass. Finally, a motion was made to vote on the commercial area shown in the concept, which passed unanimously. It was decided to hold one more subcommittee meeting to refine the residential issues in January of 2005.



CONCEPT 3

*Presented at
Workshop IV*

- 25-28 Acres
Commercial
- 18 Acres
Rural Village



CONCEPT 3B

*Presented at
Workshop V*

- Residential densities ranged from 1 du/ac to 1 du/4 acres.
- Darker green indicates 1 du/40 acres, to protect sensitive lands.



CONCEPT 3A

*Presented at
Workshop V*

- Residential densities ranged from .5 du/ac to 1 du/4 acres.
- Darker green indicates 1 du/40 acres, to protect sensitive lands.



Workshop VI Results

Workshop VI was held January 6th, 2005. This meeting was a follow-up to the December meeting, the purpose of which was to obtain votes on a general land use plan for the area designated on the map as “further refinement.” Staff returned with a review of the two different land use concepts, Concept 3A and 3B, then presented refined concepts based on previous input. Community resident, Mike Thometz, also gave a presentation on commercial land use within Cameron Corners. This workshop had a quorum of 27 members of the subcommittee present.

Staff’s presentation included the two refined concepts, and offered a few graphics that represented what compact and sprawl development could mean to the community. The refined concepts generally provided added protection to areas that were within wetlands and tier 1 habitat by lowering densities to 1-du/40 acres. The presentation included areas the group considered “outside” the Cameron Corners charter, and it was decided not to review these areas (generally located north and west of Cameron Corners). These concepts offered a variety of residential ranges, intended for a variety of housing types.

The group reviewed and discussed the commercial concepts presented and made three motions. The first motion was to accept Staff’s modified commercial recommendation. This motion did not pass as no majority was obtained (15-yes, 8-no, 4-abstained). A second motion was then made to take all concepts for commercial forward to the planning group for their decision. This motion also failed (13-yes, 6-no, 8-abstain). The commercial land use voted on at the December 2nd, 2004 meeting will go forward as the recommendation to the planning group from the subcommittee.

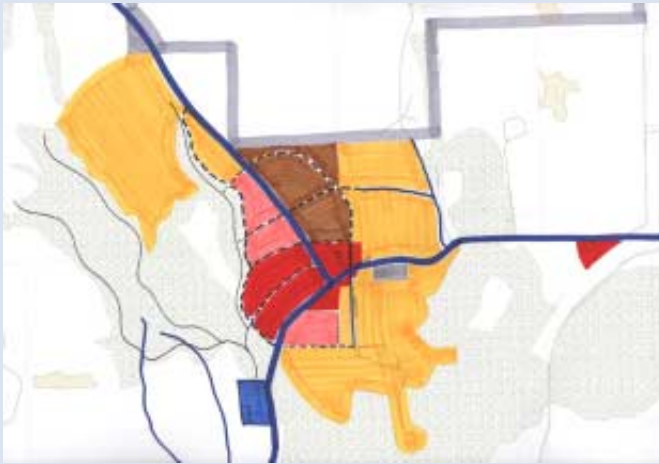
The residential land use surrounding the commercial core was then discussed. A motion was made to maintain the “50 homes within the village core” as shown in the Enhanced Hamlet example from workshop III. This motion passed (21-yes, 3-no, 3-abstain).

Summary

The subcommittee will go forward with the commercial land use determined at Workshop V in December, and with residential land use voted on and modified from feedback obtained at Workshop VI in January of 2005.



CONCEPT 3



Presented at Workshop IV

- 25-28 Acres Commercial
- 18 Acres Rural Village



CONCEPT 3A

Presented at Workshop V

- Residential densities ranged from .5 du/ac to 1 du/4 acres.
- Darker green indicates 1 du/40 acres, to protect sensitive lands.



CONCEPT 3B

Presented at Workshop V

- Residential densities ranged from 1 du/ac to 1 du/4 acres.
- Darker green indicates 1 du/40 acres, to protect sensitive lands.



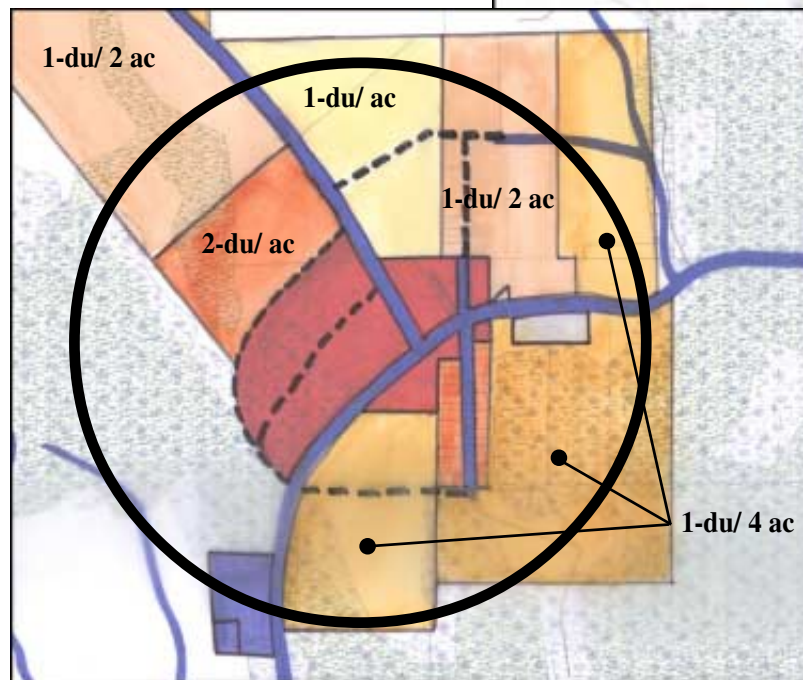
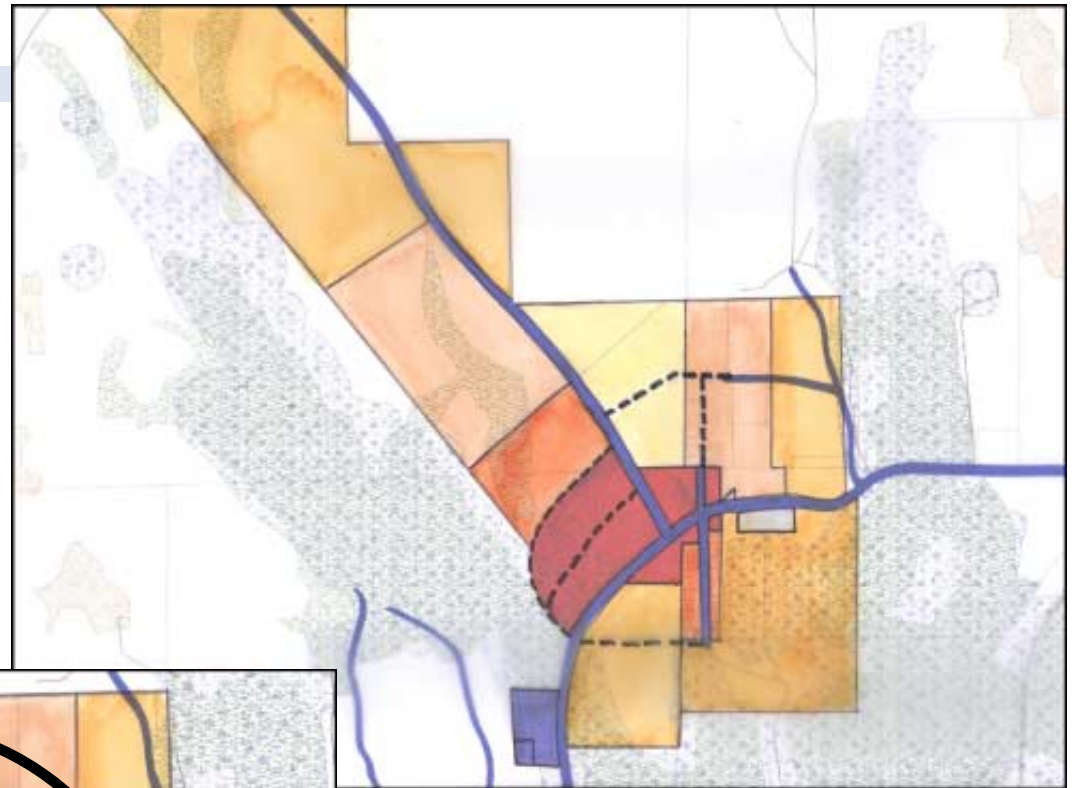
REFINED CONCEPT 1

- Maintained pattern of commercial development
- Added variety of residential densities

Provides range of housing types*

- Residential 2-du/acre 11 acres
- Residential 1-du/acre 25 acres
- Residential 1-du/2 acres 59 acres
- Residential 1-du/4 acres 72 acres

**contains acreage outside 1500' circle*



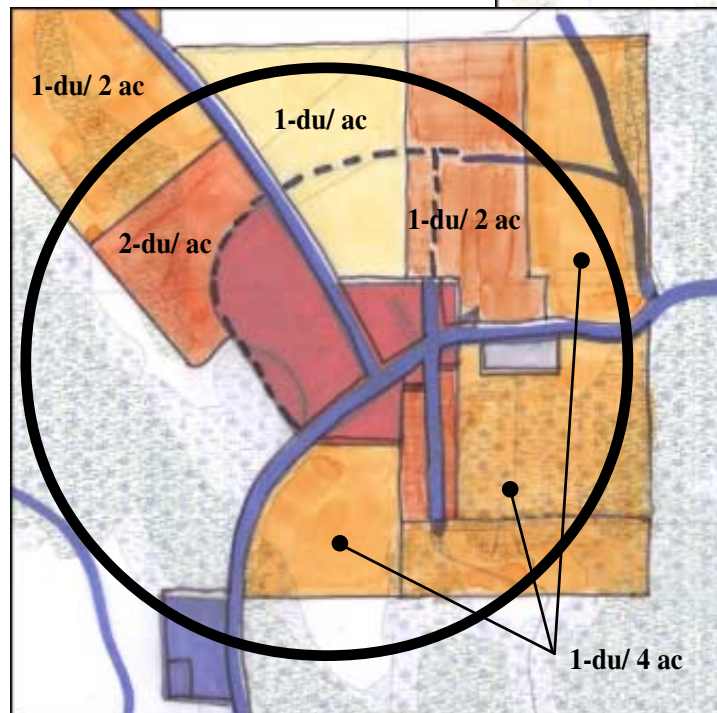
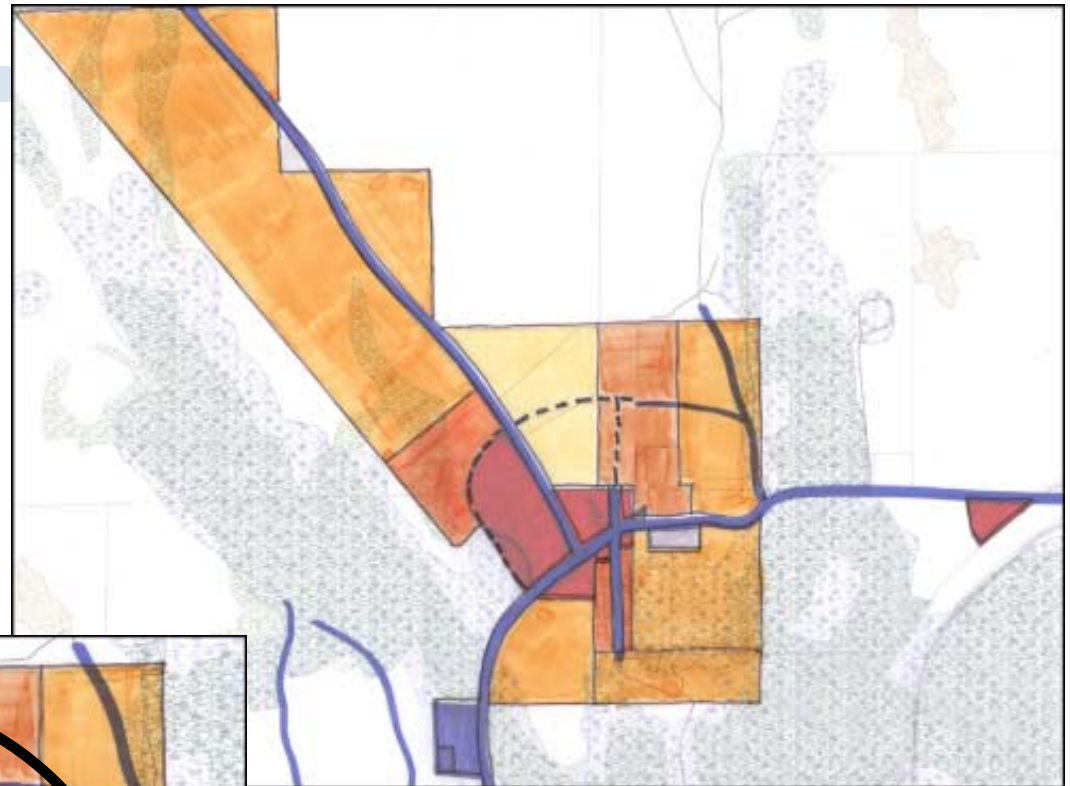
REFINED CONCEPT 2

- Modified pattern of commercial development to north/south orientation
- Added variety of residential densities

Provides range of housing types*

- | | |
|----------------------------|-----------|
| • Residential 2-du/acre | 20 acres |
| • Residential 1-du/acre | 25 acres |
| • Residential 1-du/2 acres | 24 acres |
| • Residential 1-du/4 acres | 218 acres |

**contains acreage outside 1500' circle*



**Cameron Corners
Ad Hoc Committee**

Randy Lenac	Nancy Slaff
Bill Slaff	Shelia Jamison
Bev Esry	Jane Hamilton
Bob Shea	Gemma Thornberg
Pete Trabucco	Dan Lawrence
Audrey Kemp	Karen McIntyre
Rick Northcote	Mike Ratajski
Richard Borstadt	Tom Dyke
Bill Bolstad	Kevin Henderson
Brian Fallgren	(Wendy)
Arvilla Johnson	Babs Webster
Roger Challberg	Phyllis Long
Doug Paul	Jack Driscoll
Pete Dart	Cecilia Romero
Mike Thometz	Debra Boshnstem
Pat Noblitt	Keith Crove
Marilyn Moskovitz	Kristy Kor
Joseph Carmody	Marie Curry
Sheryl-Bush Carmody	

**Unapproved minutes for the
Cameron Corners Planning Ad Hoc Committee**

Thursday April 22nd

Meeting began at 7:10 P.M.

Pledge of Allegiance

Roll call. A quorum of 27 members was noted at roll call (some members came in late, after the first vote, resulting in a membership total of 32 people prior to the second vote). Debra Bohnstem indicated her name should have been on the list because she had previously submitted her name several meetings ago. Neither Bill Slaff nor Randy Lenac could recall or had such list, so they assured her name would go before the Planning Group meeting on Monday April 26th along with Cecelia Romero for a vote.

First item on agenda was Sheryl Bush-Carmody's motion during the ad hoc meeting on Thursday March 25th that the ad hoc committee change to one meeting per month rather than bi-weekly. Her motion was taken by Randy Lenac for his meeting agenda on April 8th, but was altered by Lenac to reflect monthly until such time County Planners could begin training sessions regarding Town Center development, and then meetings would return to bi-weekly. Bush-Carmody was out of town for the April 8th meeting. Slaff placed her original motion on the April 22nd agenda. Sheryl resubmitted her correct motion. Bev Esry seconded. Discussion followed regarding both negative and positives of such a change, among them the need to move forward quickly, and the lack of attendance due to too many meetings. Vote was taken resulting in 23 ayes and 4 no's. Motion passed. Next meeting will be May 13th, and will be chaired by Randy Lenac. Slaff recommended the third Thursday so it would precede the Planning Group meeting on the fourth Monday. Billiejo noted the Highway 94 club met on the third Thursday. Group consensus was to place it on the second Thursday of the month.

Second item on the agenda: "Further discussion regarding the Town Center concept and GP2020 related issues and votes if required".

A long discussion followed regarding the pro's and con's of Town Center development and community issues relating to traffic, Highway 94 expansion/

Buckman Springs Rd., economics and water. Sheryl Bush-Carmody made a motion to not expand Cameron Corners current "town center", to keep it the 27 acre size. Kevin Henderson seconded the motion. Jannen asked to specify density – commercial and residential and asked for maps to be distributed to the members to "color in" the density they wanted, thus understanding what the desires were from the members rather than ongoing discussion. This was discussed on several occasions, but a consensus not achieved.

Bob Shea questioned what Carmody's motion actually was and asked if the Brown Act and holding votes on this was legal. Slaff read from the Brown Act with allows "brief" descriptions in agendas, and indicated the group had stayed within the intent of the agenda's subject matter, which also included the possibility of votes taken. Discussion followed clarifying Carmody's motion. Slaff explained that the Planning Group wanted more than one recommendation regarding Cameron Corners, and this would be the first of possibly two or three recommendations for them to consider. A vote was taken with 18 "yeas", 13 "no's" with Lenac abstaining due to the Brown Act issue.

Considerable discussion followed regarding water, Star Ranch influence in the Cameron Corners development, and build out of already existing legal lots in the community which could reach a 12,000 population by 2020 not including any proposed large-scale developments. Esry noted we should be responsible before making decisions because although she thought there may be considerable groundwater available at this time, once large-scale drawing down of the aquifer came into play the community 20-30 years from now would suffer.

Joe Carmody made the suggestion to look at other constraints. The current map of Cameron Corners area was displayed to discuss wetlands/flood plains and current constraints.

The meeting was adjourned at 9:15 p.m.

Next meeting will be Chaired by Randy Lenac on Thursday May 13th at 7 P.M.

**Unapproved minutes for the
Cameron Corners Planning Ad Hoc Committee**

July 8, 2004

Meeting was called to order at 7:10 pm.

Chair Bill Slaff introduced new co-Chair, Bev Esry. Former co-Chair Randy Lenac resigned.

Slaff explained to the committee regarding voting regulations, and since the quorum(s) had not been met, all previous votes are dismissed. In essence, this is “meeting number one”.

Discussion from committee that the purpose of the committee was for dialogue. Slaff explained to take ideas to PG for consideration would require a vote and consensus on 2 or 3 ideas.

Took roll. 27 members present. Need 22 for official quorum.

Nancy Slaff made motion to remove names from the list of non-participating members who met the criteria per I1 and I1A for removal. Arvilla Johnson seconded. Passed by 26. One abstain.

No volunteers for secretary. Nancy Slaff will continue until such.

Slaff introduced new County Planner, Stephanie Gaines. Stephanie explained that Aaron Barling would continue as her backup. Introduced Aaron and Planner Dahvia Locke.

Planning workshop took place focusing on four different Town Center concepts.

Existing Hamlet (Campo)

Enhanced Hamlet (Boulevard)

Small Village (Pine Valley)

Large Village (Julian)

Discussed findings from last workshop. Dahvia said staff is keeping track of comments/desires. Talked about “target populations”.

Broke into groups.

Group 1 concerned about septic issues/groundwater and wells proximity.

Group 2 wanted to keep area with no change. Expand State Park.

Group 3 no change, but would expand roadside businesses when economically feasible.

Group 4. liked Enhanced Village concept

Group 5 liked Enhanced Village concept

Aaron discussed whether we should all in attendance vote or just members vote. Slaff said to keep it to members in case idea was brought forth to PG.

Vote:

Large village – 1

Small village – 2

Enhanced hamlet – 14

Existing hamlet – no change – 9

No further comment. Announced next meeting for September 9, 2004

Adjourned at 9:20

**Unapproved minutes for the
Cameron Corners Planning Ad Hoc Committee**

September 9, 2004

Meeting commenced at 7:10 p.m.

Attendance was taken – a quorum was achieved.

Discussion followed regarding members with excessive absences. There were four individuals on the list to be removed. Tom Dyke was present and said he wanted to continue as a member. He was advised of the membership requirements and approved for continued membership. A vote by the membership followed, with 21 members voting in the affirmative and the names of former members Sheryl Patterson, Rachel Moermoud, and Meza. Pat Noblitt made a motion to send the names to the Planning Group for removal on September 26th. Debra Bohnstem seconded.

County Planning Stephanie Gaines was introduced and she review the events of the last two workshop meetings. The members broke into 3 groups to discuss locations; opportunities and constraints.

Group One spoke of historical significance of Cameron Corners and having local businesses such as McGuffie. Keep C/C pretty much as is. Constraint – wetland surrounding the area.

Group Two: Camp Lockett is a “constraint” as well as floodplain. Water/ sewer, “off beaten path”.

Group Three: Lake Morena Village issues, could grow with advanced sewer/water, infrastructure, Campo/Cameron Corners does have a water district, opportunity for a “city park”, opportunities with Camp Lockett. Over half the entire population of “Campo” lives in LMV – 1,500.

After discussion, the members broke into groups again to discuss “components”.

Group One: Rural style family homes, recreation center for children, grocery store that would blend in. A pharmacy.

Group Two: Senior housing, _ acre lot size minimum, public restroom, move the Post Office to central location, farmers market/art show, another grocery store, bank and full service gas station.

Group Three: Bank, NO franchise businesses, public restroom, wants single story houses.

There will be no meeting in October due to County Planner constraints.

Next meeting: Vote taken to move meeting to First Thursday vs the second Thursday. Will be November 4th at 7 p.m. Quorum was reached.

Nancy Slaff motioned to adjourn. Debra B. seconded the motion. Meeting ended at 9:05.

**November 4th notes
for the Cameron Corners Ad Hoc committee**

This was a County-sponsored meeting presented by staff headed by Planner Stephanie Gaines, for the general public to discuss various options designed for the Cameron Corners area.

No attendance was taken.

No minutes were taken.

Next committee meeting will be held December 2, 2004 at 7 P.M.

**Unapproved minutes for the
for the Cameron Corners Village Planning Ad Hoc committee**

Minutes for December 2, 2004

1. Call to order at 7:15
2. Pledge
3. ROLL CALL: A primary count showed a quorum had been met of 25 standing members
4. County staff led by Stephanie Gaines presented Workshop V – Land Use determination Concept.
- d) A motion was made by Roger Challberg and second by Arvilla Johnson to make the commercial area stand. Passed by 23 yeas.
- e) Discussion followed that since agreement could not be made on residential density around the village core that another meeting would be held in January.
5. Debra Bohnstem motioned to adjourn. Marie Curry second. Meeting was adjourned at 9:15. Next meeting will be January 13th, at 7 P.M.

Note:

During the November meeting the consensus among participants was a preference for “Concept 3”, however that meeting was open to the public and not limited to members, and no vote or attendance was taken. Tonight’s presentation showed a deviance from the original consensus of Concept 3 with (new) additional density, now presenting Concept 3 “A” and 3 “B”.

- a) Handouts from the County presented Rural commercial center alternatives from the November 4th options.
- b) After lengthy discussion, Nancy Slaff made a motion to create a _ density for the residential-Village core area. Seconded by Mike Thometz.

Vote: 12 yeas and 10 nays. No quorum.

- c) A motion to make the 1/40 density on the wetland area surrounding the village core was made by Mike Thometz and seconded by Marie Curry. Failed vote consensus.